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**Z-2554**  
**W.K. BALDWIN**  
**I3 to GB**

**STAFF REPORT**  
**October 10, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of a lot located on Farabee Drive, just south of South Street, (formerly SR26 E), more specifically, 120 S. Farabee Drive, Lafayette, Fairfield 27 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned I3. Properties to the north, south, and west are zoned GB. Originally, much of this part of the city was zoned (I) Industrial. With the passage of the Unified Zoning Ordinance in 1998, the land became zoned I3. Over the years, many properties along Farabee have been rezoned from I3 to GB. The most recent rezone approved by the City in this section was Z-2331 in April 2007 for property located at the southeast corner of Farabee and South Street.

**AREA LAND USE PATTERNS:**

This site contains an existing 4600+ sq. ft. building. According to the petitioner the building has been used for the last 15 years commercially. The building is currently vacant. Many retail and service businesses are located in the immediate area. Some of the uses are a mattress store, auto repair shop, a nightclub and a fireworks store.

**TRAFFIC AND TRANSPORTATION:**

Farabee Drive was reconstructed a few years ago with 3 lanes, curb, gutter, and sidewalk on the east side. Traffic counts taken in 2005 indicate that 7,956 cars pass this site daily along Farabee.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site.

**STAFF COMMENTS:**

As indicated in previous staff reports for rezone requests along Farabee Drive near South Street, this area of the city is in the process of transformation from a pre-comprehensive-plan-adoption industrial area to a commercial and retail area. While Industrial zoning was once appropriate for this area in the 1960's, it no longer reflects many of the current land uses. Most industrial users have relocated further away from the center of town where interstate or US highway access is closer. As a result of this trend, smaller tracts of this former industrial corridor have been made available and converted to commercial uses.

This request is one of several heard in the last 10 years for GB zoning, all of which were supported by staff and approved by City Council. While staff would prefer a comprehensive rezone approach involving the corridor, this is unlikely to occur in the immediate future. Staff continues to support commercial zoning in this appropriate area.

**STAFF RECOMMENDATION:**

Approval

